

## MAJOR INSTITUTION MASTER PLANNING

1. Purpose and Intent – SMC Chapter 23.69, section 23.69.002
  - Allow appropriate institutional growth than minimizes adverse growth impacts
    - Accommodate changing needs;
    - Encourage high-quality environment
    - Parking, traffic controls
  - Balance public benefit from institutions changes with protecting neigh. livability/vitality
    - Compatibility, transition, setbacks
  - Encourage concentration within existing campuses; OR, decentralization (>2500+ ft.)
  - Zones to accommodate the intended concentration (in most cases), and that discourage the need to expand an institution's geographic boundaries
    - Give clear guidelines and standard for long-term planning/development
    - Give advance notice to the neighborhoods and City of future development
    - Provide basis for determining mitigation for adverse growth impacts
  - Encourage significant community involvement in the development, monitoring, implementation, and amendment of master plans – citizen's advisory committees
2. Regulatory Coverage – SMC 23.69.004-.030
  - For uses related to the major institutions, the overlay zones apply. For other uses, the underlying zones' use and development standards apply.
  - Major Institution Overlay Districts (MIO) with prescribed height levels (37, 50, 65, 70, 90, 105, 160, 200, 240 feet)
  - Master plans may modify most kinds of development standards ( must provide a reason why, and special standards that apply)
  - Development standards in a master plan shall include: landscaping, percent of district to remain in open space, ped. circulation routes, height, lot coverage, setbacks (23.69.030)
3. Process Steps – SMD 23.69.032-.033
  - Master plans have 3 components: development program; development standards; transportation management program
  - Institution submits preliminary concept plan with amount of uses, street vacations, alternatives for development options
  - Citizen advisory committee formed (6-12 people), to participate directly in the formulation of the master plan w/institution and City, in open meetings
  - SEPA checklist and/or EID; comment period of draft master plan and draft EIS
  - Director's Report and recomm. on the master plan; also, an advisory committee report
  - Hearing Examiner considers the master plan, recommends to City Council, who decides
4. Advisory Committee, institution reps, architects, and planners should discuss existing vegetation to preserve, landscaping, and open spaces that will support tree cover objectives